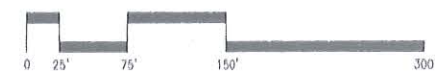




APARTMENTS: 87-89 Broadway, Arlington, MA 02474
BROWN FENOLLOSA ARCHITECTS INC
OCT 12, 2017



LOCUS MAP



PLAN OF LAND

LOCATED AT
87-89 BROADWAY
ARLINGTON, MA

PREPARED FOR:
SPRINGBOARD SCHOOL, INC.

SCALE: 1 INCH = 20 FEET

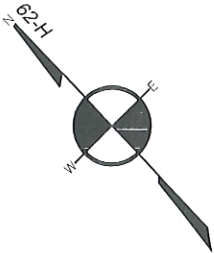
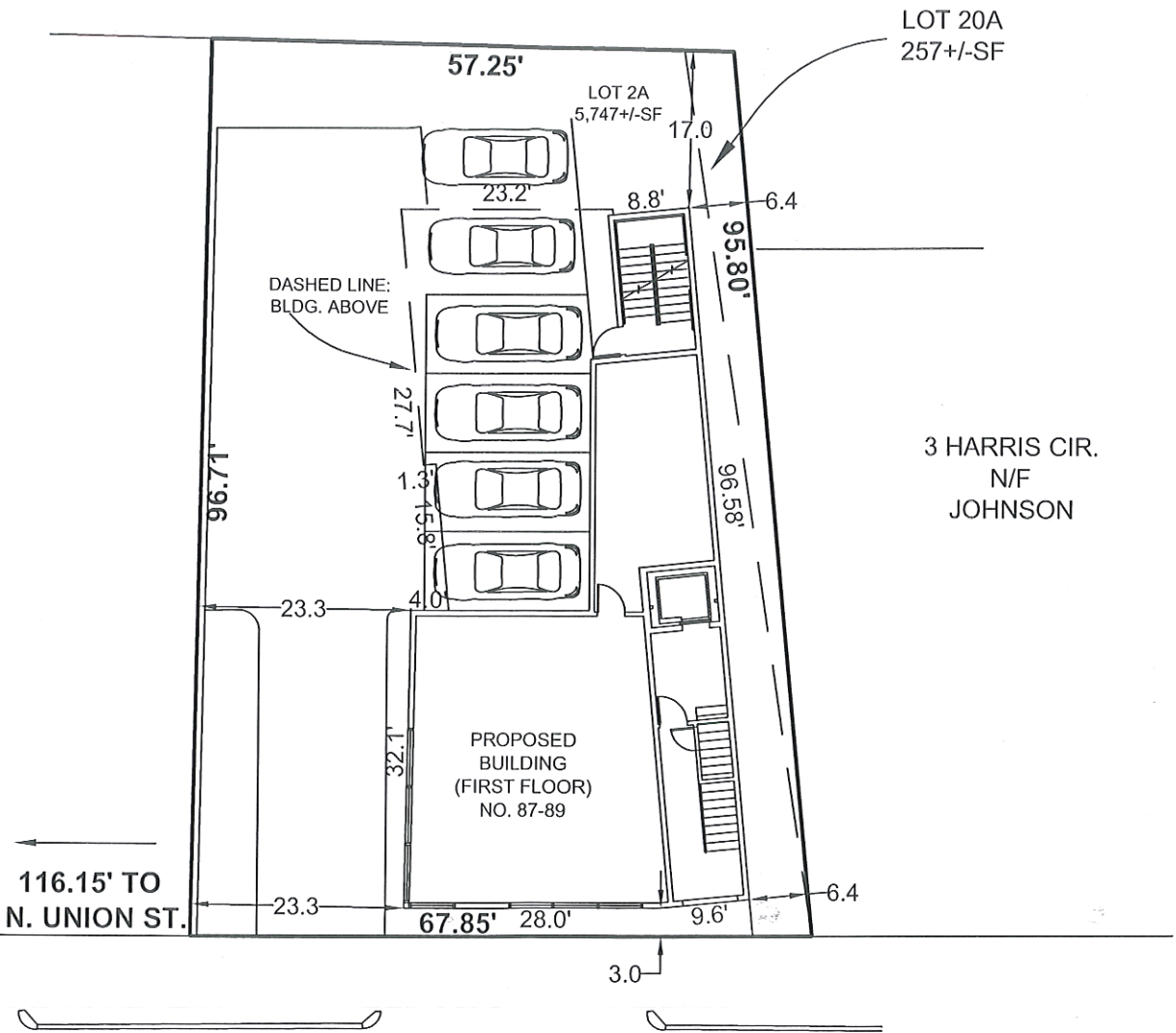
ZONING B4:
FRONT 20'
SIDE 10'
REAR 20'

93 BROADWAY
N/F
SPRINGBOARD SCHOOLS, INC.

3 HARRIS CIR.
N/F
JOHNSON

MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



NOTES

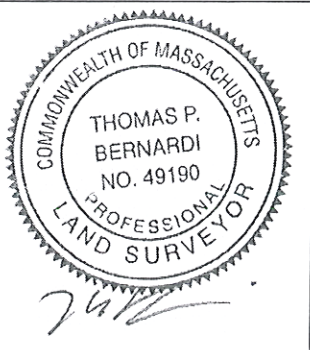
PROPOSED BUILDING SIZE AND LOCATION ON LOT
TAKEN FROM PLANS DATED 10-05-2017 BY
BROWN FENOLLOSA ARCHITECTS INC. "FIRST FLOOR PLAN"

CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND BETWEEN
THE DATES OF SEPTEMBER 12 AND SEPTEMBER 15, 2016 AND
ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN
CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S. DATE: OCTOBER 7, 2017

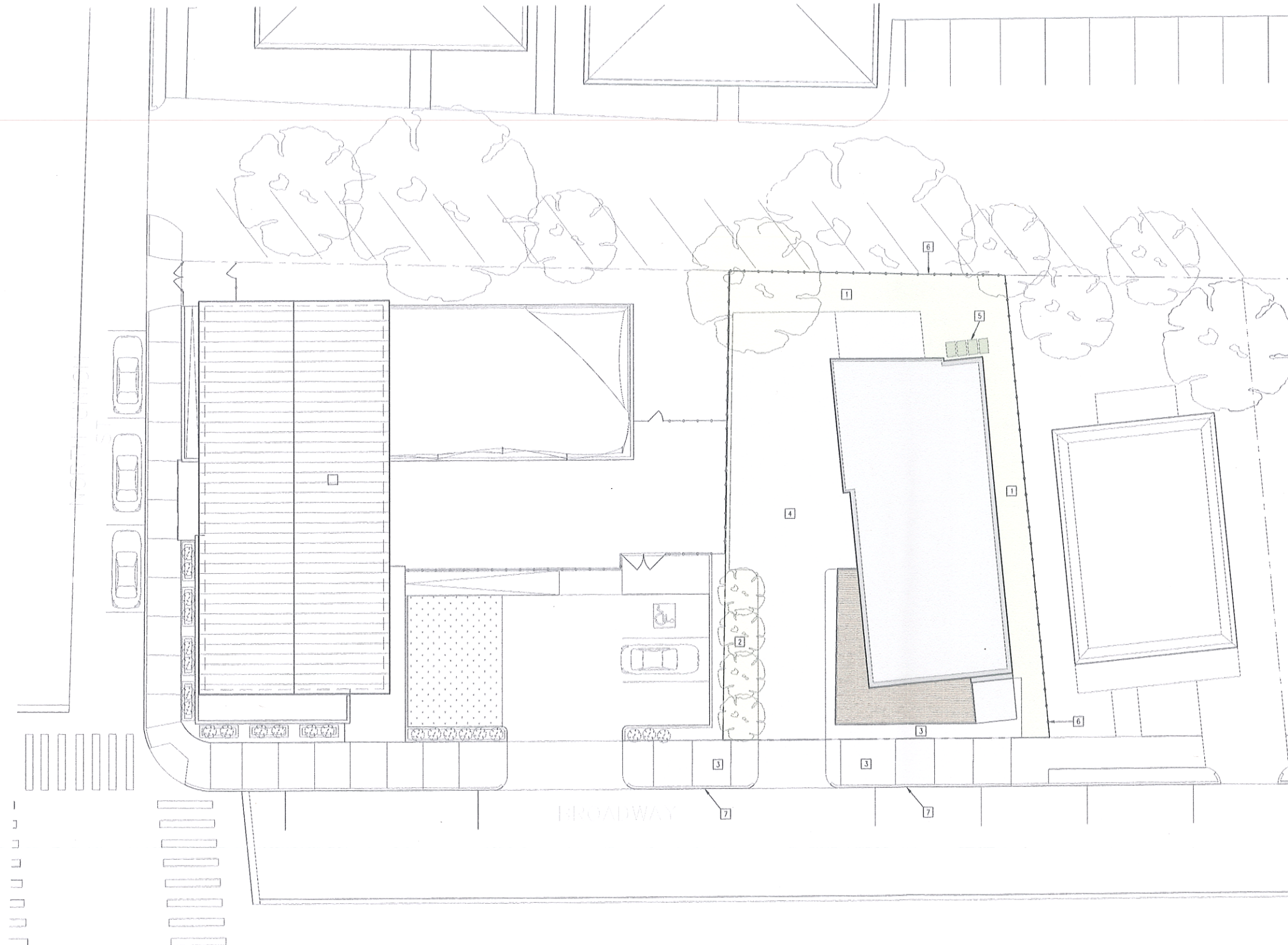


REFERENCES

DEED: BOOK 18677, PAGE 49
PLAN: L.C.C. 62C & 62H
PLAN: BOOK 7614, PAGE 388

ACCORDING TO FEMA MAP
25017C0417E, DATED JUNE 4, 2010,
THE EXISTING BUILDING IS LOCATED
OUTSIDE THE SPECIAL FLOOD
HAZARD AREA (S.F.H.A.)

BROADWAY (PUBLIC 64' WIDE)



LEGEND:

1 GRASS: PROVIDE LOAM AND SPRAY APPLIED SEED.

2 CONIFEROUS TREE, 6" H. MIN. BLACK MULCH BED.



3 SIDEWALK CONCRETE.

4 ASPHALT CURB, ASPHALT PAVING, STRIPED AND SIGNED FOR PARKING.

5 TRASH / RECYCLING.

6 CEDAR STOCKADE FENCE, 6'-0" TALL. CLEAR FINISH.



7 GRANITE CURBSIDE AT STREET.

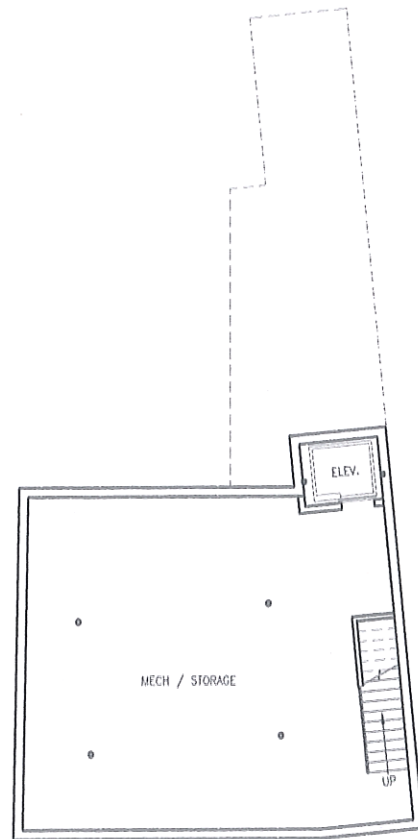
1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



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OCT 12, 2017

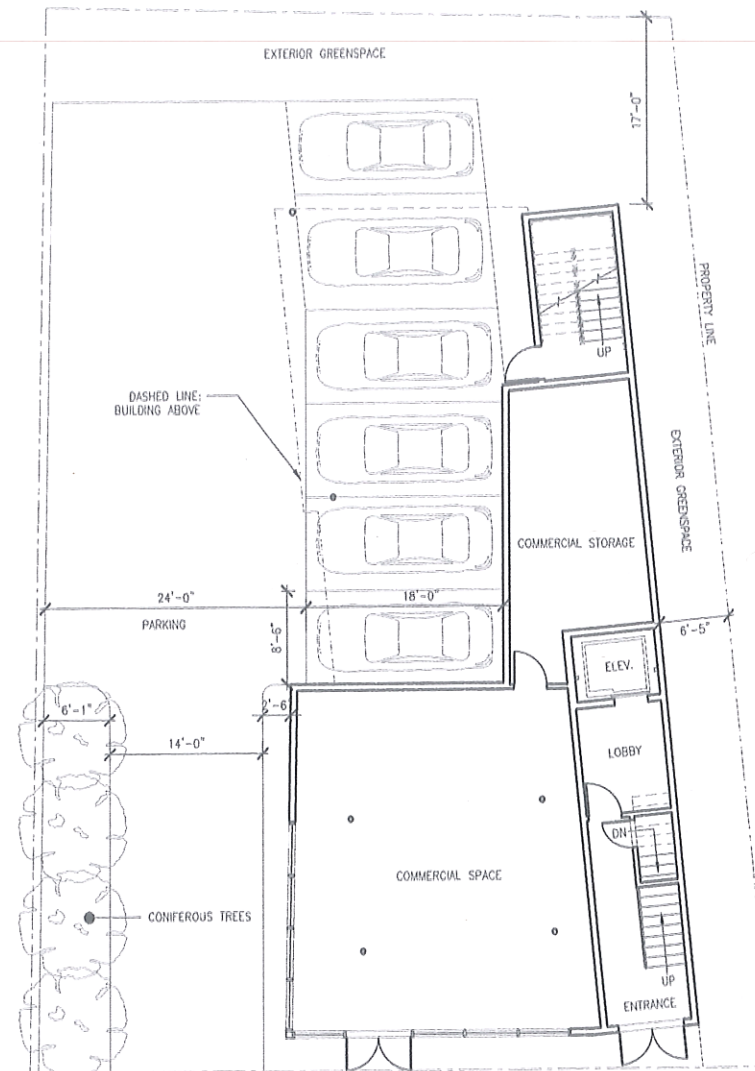


PROPOSED SITE



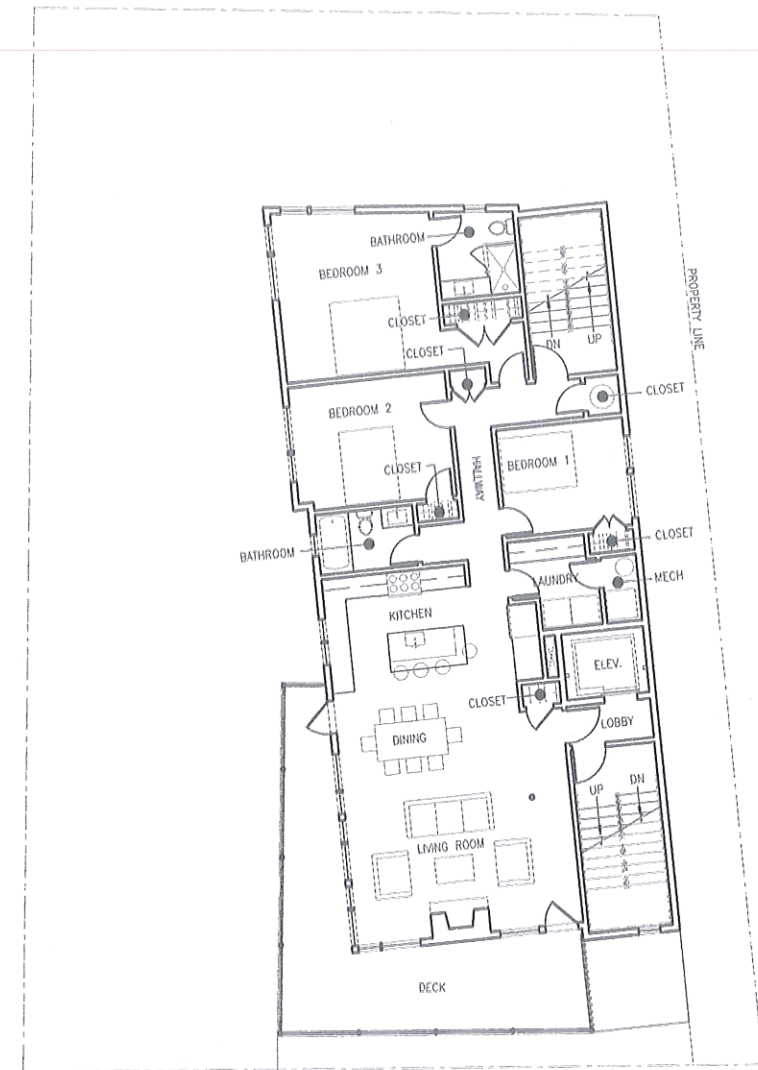
1 PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"

BASEMENT LEVEL:
1,065 SQ. FT.



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

COMMERCIAL SPACE: 1,207 SQ. FT.
COMMON AREA: 447 SQ. FT.
FIRST LEVEL: 1,654 SQ. FT. (GROSS)



3 PROPOSED PLANS: 2ND-4TH FLOORS
SCALE: 1/8" = 1'-0"

RESIDENTIAL: 1,676 SQ. FT.
COMMON AREA: 367 SQ. FT.
SECOND LEVEL: 2,043 SQ. FT. (GROSS)



MATERIAL KEY:

- SID-1 HORIZONTAL 1X4 WESTERN RED CEDAR BOARDS, SHIPLAP.
- SID-2 STUCCO SIDING - PAINTED.
- SID-3 PAINTED HARDI-CLAPS - 6" EXPOSURE, SEAL ALL EDGES PRIOR TO INSTALL.
- SID-4 PAINTED HARDI-PANEL - "BOARD AND BATTEN" PATTERN - 16" EXPOSURE WITH A 2" PAINTED WOOD BATTEN COVERING SEAMS.

WINDOW NOTES:

- 1) NEW WINDOWS: BY PELLA, IMPERVA.
- 2) EXTERIOR: FIBERGLASS CLAD, BLACK, INTERIOR: PRIMED WOOD, PAINT COLOR T.B.D.
- 3) WINDOWS TO HAVE TEMPERED AND INSULATED, LOW-E GLAZING, U-FACTOR OF LESS THAN OR EQUAL TO .30, PER ENERGY CODE REQUIREMENTS.
- 4) STOREFRONT BY WAUSAU OR EQUAL. 4", CENTER SET, COLOR BLACK. PROVIDE INSULATED, TEMPERED GLASS.

EXTERIOR DOOR NOTES:

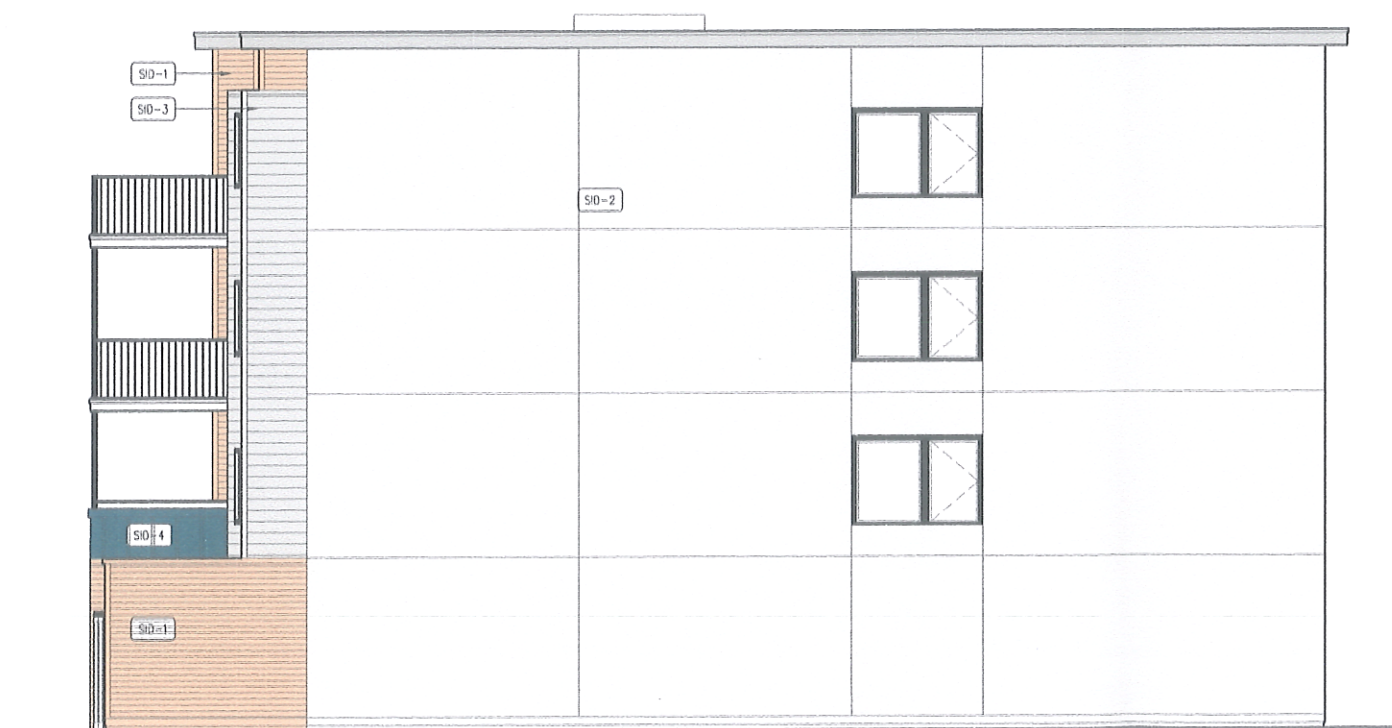
- 1) EXTERIOR DOORS BY WAUSAU OR EQUAL. ALUMINUM AND GLASS. BLACK EXTERIOR & INTERIOR.



2 PROPOSED ELEVATION - WEST
SCALE: 3/16" = 1'-0"



1 PROPOSED ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



4 PROPOSED ELEVATION - EAST
SCALE: 3/16" = 1'-0"



3 PROPOSED ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

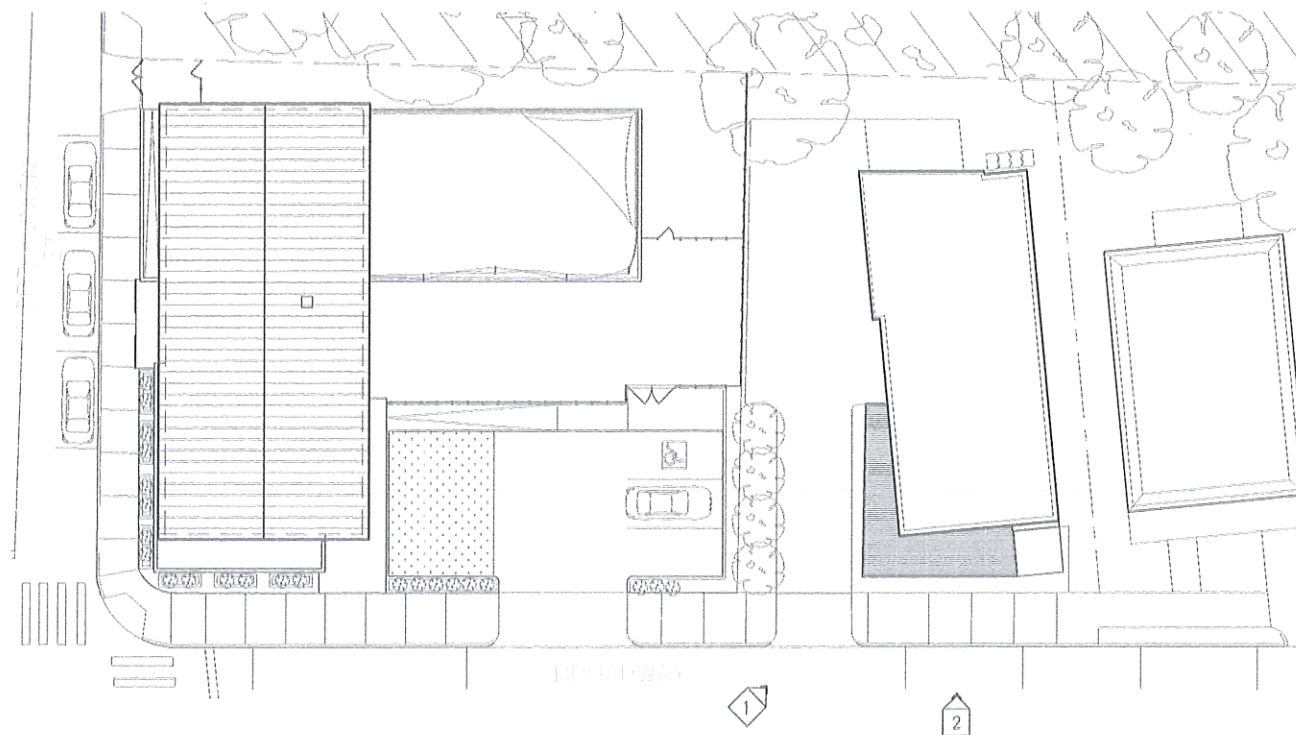




1 PROPOSED BUILDING
LOOKING EAST



2 PROPOSED BUILDING
LOOKING NORTHEAST



3 PROPOSED SITE
KEY PLAN



APARTMENTS: 87-89 Broadway, Arlington, MA 02474
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OCT 12, 2017



RENDERED PERSPECTIVE VIEWS